



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD “VIRTUAL MEETING” AGENDA TUESDAY, MAY 4, 2021 7:00 P.M.

To View the Virtual Meeting:

Merrimack TV [Channel 20](#) (Comcast)

Online Live Stream: <http://merrimacktv.com/online-video/live-stream/>

To Listen via Telephone:

Dial either of the following phone numbers and enter the Meeting ID number when prompted:

1-312-626-6799 US

1-929-205-6099 US

Meeting ID: 978 9473 1333

If you wish to speak during the public hearing:

For telephone access dial either of the above listed phone numbers and enter the Meeting ID number above when prompted.

During the meeting, (and when prompted to do so by the Chair), you may press *9 to be placed in the queue. When it is your turn to speak, the Chair or designee will recognize you by the last three digits of your phone number and you will then need to press *6 to unmute your line. You will be asked to state your name and address for the recorded minutes.

Submit public comments to: CommDev@MerrimackNH.Gov

Emails must contain your name and address for the record. Public comments must be received prior to the start of the meeting on 5/4/2021 at 4:30PM. The Chair will determine if they can read all public comments. These e-mails can be read at the discretion of the participants or recorded for the meeting minutes as part of the public record.

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

- 1. Call to Order**
- 2. Planning & Zoning Administrator’s Report**
- 3. Merrymac Christmas Tree Farm, LLC (applicant) and Linda Raymond (owner) – [Continued review for consideration of a Site Plan to permit a Christmas Tree Farm and supporting accessory use/infrastructure](#). The parcels are located at 105 and 107 Turkey Hill Road in the R-1 (Residential, by soils), and Aquifer Conservation Districts. [Tax Map 4C, Lots 229 and 229-01](#). Case #PB2021-11. **This item is continued from the April 6, 2021 Planning Board meeting.****
- 4. John Flatley Company (applicant) & Gilbert Crossing, LLC & John J. Flatley (owners) – [Continued review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit to permit 96 additional multi-family residential units](#). The parcels are located at 645, 673, 685, 703 & 707 Daniel Webster Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05, 003-06 and 003-07](#). Case # PB2021-12. **This item is continued from the April 6, and April 20, 2021 Planning Board meetings.****

5. **John Flatley Company (applicant/owner) - [Continued review for acceptance and consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, per the requirements of the Flatley Mixed Use Conditional Use Permit](#).** The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) District and the Aquifer Conservation and Wellhead Protection Areas. [Tax Map 6E, Lot 003-04](#). Case #PB2020-19. **This item is continued from the September 1, October 6, October 20, and November 10, 2020 and January 5, 2021 Planning Board meetings.**
6. **Discussion/possible action regarding other items of concern**
7. **Approval of Minutes — April 6 & April 20, 2021**
8. **Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: April 29, 2021)